

Tentative Map for County of San Diego Tract 5499 RPL 2

DOSING ZONING		APN 130-100-17:		APN 130-100-28:	
	Existing		Existing		
USE REGULATIONS	MS1	USE REGULATIONS	A-70		
DENSITY REGULATIONS		DENSITY REGULATIONS			
Density	1,000	Density	0.25		
Max Lot Size	1/2 AC	Max Lot Size	2 AC		
Max Building Area	Q	Max Building Area	Q		
Max Use Allowed	Q	Max Use Allowed	Q		
Development Regulations		Development Regulations			
Height	Q	Height	Q		
Setbacks	Q	Setbacks	Q		
Screening	Q	Screening	Q		
Signage	Q	Signage	Q		
Plant Species	Q	Plant Species	Q		
Special	Page F	Special	Page F		

PROPOSED ZONING: NO CHANGE IN THE ZONING BOUNDARY IS PROPOSED.

MINIMUM LOT SIZE: 1.00 ACRE

TOTAL OWNERSHIP: 48.31 ACRES

TOTAL PROJECT ACREAGE: 48.31 ACRES GROSS AND NET (GROSS = NET)

LOT AREAS: AS SHOWN ON MAP ARE GROSS AND NET (GROSS = NET) EXCEPT FOR LOTS 1-6,
STREET LOT 33 = 3.41 ACRES

TOTAL NO. OF LOTS AND DWELLING UNITS: 33 LOTS: 31 DU, ONE NON-DU LOT, STREET LOT 33.

SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHIC SURVEY PERFORMED BY SAN-LO AERIAL SURVEYS BASED ON PHOTOGRAPHY DATED 2/16/2005 AND GROUND CONTROL SURVEY BY SZYTEL ENGINEERING & SURVEYING, INC. BASIS OF ELEVATIONS IS BM PWT 66, 832.79 MSL 1929.

WATER SERVICE: RANCHO PALOM MUTUAL WATER COMPANY

FIRE SERVICE: COUNTY FIRE SERVICES COORDINATOR

SENATE PALOMA VALLEY COMMUNITY SERVICES DISTRICT

Source: <http://www.fishbase.org>. Accessed 11/11/2011.

STREET: 411 STREET 400 BOWLING 70 AC 004/175

NOTES:

1. NO REQUEST WILL BE MADE FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SUBDIVISION ASSESSMENT ACT.

2. COMPLIANCE WITH THE PARK LANDS DEDICATION ORDINANCE WILL BE BY PAYMENT OF FEES.

3. STREET LIGHTING WILL BE INSTALLED IF REQUIRED BY CITY.

4. ALL LOTS WITH THIS SUBDIVISION HAVE A MINIMUM OF 100 S.F. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

5. A REQUEST WILL BE MADE FOR THE CITY ASSessor TO DEDICATE THE EXISTING TRAIL TO THE BOARDWALK.

6. THE PROPOSED PRIVATE STREETS ARE DESIGNATED AS LOT 32 OF THIS MAP AND WILL RECEIVE COMMON MAINTENANCE ALONG WITH THE PROPOSED PRIVATE DRAINAGE FACILITIES.

7. SEWERAGE ACCESS TO THE PALMA VALLEY DRAINAGE BY THE CITY OF THE EXISTING PRIVATE STREETS PALMA VALLEY DRIVE AND LUSSEND CIRCLE AND THE PROPOSED OFFSITE PRIVATE ROAD CASADIENT SHOWN ON LEFT.

OWNER'S CERTIFICATE

THIS MAP WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT.


V/O PAUMA DEVELOPMENT, L.P., a California Limited Partnership

BY: V/O Pauma Corporation, a California Corporation, its General Partner

Charles J. Hoffmann 11/27/2007
BY: Charles J. Hoffmann, President Date

OWNERS:
V/O PALMA DEVELOPMENT, L.P., a California limited partnership
P.O. BOX 686
PALMA VALLEY, CA 92061
(760) 742-1200

ENGINEER OF WORK
SZYTEL ENGINEERING & SURVEYING, INC.
304 STATE PLACE
ESCONDIDO, CA 92029
TEL: 760-741-6979
FAX: 760-741-3722

BY:  11/2/2007
CARY A. SITTLER ROE 24000 LS 4458 DATE:
PRESIDENT

EXISTING EASEMENT NOTES

PR. ITEM	DESCRIPTION	DOC. NO.	BOOK/PAGE	DATE
6.	WATER RIGHTS (DEED DOES NOT CONTAIN LOCATION OF THIS EASEMENT)		322/38, D05	2/28/1912
7.	UTILITY RIGHTS (EXACT LOCATION AND EXTENT NOT DISCLOSED OF RECORD)		691/367, D05	9/29/1915
8.	UTILITY RIGHTS (EXACT LOCATION AND EXTENT NOT DISCLOSED OF RECORD)		698/149, D05	1/10/1916
9.	STEAD EASEMENT (NOT ON PROPERTY)	813/30	1750/443, OR	1/10/1916
10.	"C" TRAIL AND WATER EASEMENT (NOT ON PROPERTY)	844/18		3/28/1918
11.	WATER EASEMENT (DEED DOES NOT CONTAIN LOCATION)	76-241517, OR		7/29/1976


AVERAGE SLOPE OF LOTS

LOT	AVERAGE SLOPE (%)	LOT	AVERAGE SLOPE (%)	LOT	AVERAGE SLOPE (%)
1	2.12	11	4.63	21	6.12
2	2.72	12	4.83	22	7.28
3	13.54	13	5.08	23	7.27
4	7.09	14	3.23	24	5.68
5	11.33	15	4.97	25	5.87
6	9.07	16	6.20	26	5.74
7	8.14	17	6.08	27	5.48
8	10.08	18	5.31	28	8.32
9	8.56	19	5.96	29	7.34
10	6.02	20	6.19	30	7.27
		31	6.85	32	7.33

TYPICAL PRIVATE STREET SECTION
NOT TO SCALE

VICINITY MAP
NOT TO SCALE
FR 1051, A-4.5

CONCEPT ONLY, NOT FOR CONSTRUCTION DATED 10/2007

 **Szytel Engineering and Surveying, Inc.**
304 State Place
Evanston, California 92029
(760) 741-6578
Fax: (760) 741-3722
Email: eszytel@csocal.net Project No.